

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-135</u>	<u>PALMS CONVALESCENT CARE, INC.</u>
<u>02-273</u>	<u>CONSOLIDATED PROPERTIES OF WEST DADE, INC. F/K/A: WILLIAM BRODY FAMILY LTD.</u>
<u>03-246</u>	<u>JANE GARCIA AND EMELINA GOMEZ</u>
<u>03-336</u>	<u>CLEMENTE PAUL BRYAN</u>
<u>03-364</u>	<u>BENIGNO MARQUEZ</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 2/13/03 TO THIS DATE:

HEARING NO. 02-12-CZ9-2 (02-273)

31-53-40

BCC

Comm. Dist. 12

APPLICANT: CONSOLIDATED PROPERTIES OF WEST DADE, INC. F/K/A: WILLIAM BRODY FAMILY LTD.

IU-1 to BU-3

SUBJECT PROPERTY: Tract "A", HAMPTON PARK, Plat book 48, Page 58 in Section 31, Township 53 South, Range 40 East.

LOCATION: Lying north and south of N.W. 24 Street and east and west of N. W. 108 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.72± Acre

IU-1 (Industry – Light)

BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 2/5/04 TO THIS DATE:

HEARING NO. 04-2-CC-2 (02-135)

20-52-42
BCC
Comm. Dist. 2

APPLICANT: PALMS CONVALESCENT CARE, INC.

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit the expansion of an existing non-conforming use; to wit: a 25-bed expansion to a nursing home.
- (2) Applicant is requesting to permit a lot coverage of 48% (40% maximum allowed).
- (3) Applicant is requesting to permit a landscape buffer varying from 2' to 5' greenbelt (7' buffer required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Plaza North Nursing and Rehabilitation Center," as prepared by Russell Mackenzie and Associates, P. A., dated received 5/15/02 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 201 and 202, of ARCH CREEK ESTATES, Plat book 46, Page 73.

LOCATION: 14601 N.E. 16 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.54 Acres

PRESENT ZONING: BU-1 (Business – Neighborhood)

APPLICANTS: JANE GARCIA AND EMELINA GOMEZ

- (1) Applicants are requesting a living room and family room addition to a single family residence setback 9' from the rear (east) property line (25' required).
- (2) Applicants are requesting a utility shed setback 1'8" from the interior side (south) property line and setback 4'3" from the rear (east) property line (7.5' required from the interior side and 5' required from the rear).
- (3) Applicants are requesting a spacing of 7'11" from the shed to the main structure (10' required).
- (4) Applicants are requesting a lot coverage of 36.29% (35% allowed).

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Residential Addition and Legalization for: Jane Garcia," as prepared by Salver Structural Partnership, dated 8/9/03 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROEPRTY: Lot 3, Block 45, 4th ADDITION TO PALM STRINGS, SECTION "C", Plat book 57, Page 38.

LOCATION: 11611 N.W. 57 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,500 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-3-CC-2 (03-336)

23-52-41
BCC
Comm. Dist. 1

APPLICANT: CLEMENTE PAUL BRYAN

Applicant is requesting to permit an addition to a single family residence to setback 3' (7'6" required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Paul & Collette Bryan," as prepared by Charles C. Mitchell, P. E., consisting of 1 sheet, dated 10/27/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 30, Block 2, BISCAYNE GARDENS, SECTION "F", PART 2, Plat book 50, Page 8.

LOCATION: 729 N.W. 146 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9,225 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-3-CC-3 (03-364)

18-52-42
BCC
Comm. Dist. 2

APPLICANT: BENIGNO MARQUEZ

SPECIAL EXCEPTION to resubdivide and reface an existing platted lot.

A plan is on file and may be examined in the Zoning Department entitled "Waiver of Plat Boundary Survey," as prepared by Ludovici & Orange, consisting of 1 sheet, dated 1/21/02.

SUBJECT PROPERTY: PARENT TRACT: Lot 96 of BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the west 25' thereof. TRACT "A": The north 85.65' of Lot 96, BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the west 25' thereof. TRACT "B": Lot 96 of BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the north 85.65', and less the south 110.81' and less the west 25' thereof. TRACT "C": The south 110.81' of Lot 96, BISCAYNE GARDENS, SECTION "A", Plat book 40, Page 41, less the west 25' thereof.

LOCATION: Lying south of N.E. 154 Street & the east side of N.E. 5 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.75 Acre

PRESENT ZONING: RU-1 (Single Family Residential)